

3. PLANNING CASE 12-13 – MERCY HOSPITAL SITE PLAN OFFICE  
BUILDING – PUBLIC HEARING

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Commissioner Stephenson stated he would be recusing himself from this item as his law firm represented Allina.

It was noted the applicant is requesting site plan approval for a 123,000 square foot office building. The property is located at the northwest corner of Blackfoot Street and Coon Rapids Boulevard. He noted the applicant has future plans of connecting the site to the hospital via a walkway. Access and traffic flow through the site was discussed. Staff noted the applicant was requesting design flexibility regarding the parking standards. The grading plan and building elevations were reviewed in detail with the Commission and staff recommends approval.

David Moga, 246 Edgewood, presented the Commission with a site history explaining the position of the proposed building in further detail. He noted the building was rotated to assist with consolidating the public façade of the building, while screening was added along Coon Rapids Boulevard. This location also allowed for the parking lot to be broken up.

Mr. Moga noted there was potential for a skyway over or under Coon Rapids Boulevard in the future. He then discussed the materials board with the Commission noting masonry products would be used and met the City's design requirements. The proposed clinic use was described in further detail. Given the orientation of the building, a small healing garden may be planted in the future for oncology patients.

Commissioner Lattimore commended Mercy on the building design. He questioned how snow would be handled on this site and how many additional parking spaces would be lost for storage. Mr. Moga stated snow would be pushed to the north portion of the property near the stormwater pond.

Chairman Naeve opened the public hearing at 7:25 p.m.

Jeannine Schlottman, 5720 Washington Street NE, a representative of North Suburban Eye Specialists expressed concern with the traffic volume increases on Blackfoot Street. She requested the parking requirements be held as additional family members would be present during oncology and clinical procedures. She also had concern with the proposed skyway and how this would impact traffic along Coon Rapids Boulevard.

Mr. Moga stated the proposed skyway was under discussion at this time and he did not feel there would be any impact on traffic. He explained that the issue had been discussed with Anoka County and the skyway would have to clear the span of Coon Rapids Boulevard. This would assure there were no blocked sight lines along Coon Rapids

Boulevard. Mr. Moga indicated a right-in, right-out on Coon Rapids Boulevard was proposed for service traffic. However, the site traffic would be controlled through the signal at Coon Rapids Boulevard and Blackfoot Street.

Scott Rouse, 11910 Blackfoot Street, requested additional information on the retention pond. City Planner Harlicker reviewed the grading and landscaping plan with the Commission in further detail stating water from the site would drain into the pond. It was noted the pond would be landscaped along 119<sup>th</sup> Avenue and would not be fenced. Mr. Moga reviewed the design of the pond further stating a berm and plantings were proposed. He noted the pond itself would have a slight grade and would be planted with wild grasses and native flowers. He noted much of the site had sand and drained quickly.

Chairman Naeve requested further information on the holding pond. City Engineer Vierzba indicated every pond now has to have infiltration, which means the base must remain sandy. After a rainfall, the pond would fill slightly with excess overflowing into an outlet pipe to the City storm system. He explained the greatest depth of water within the pond would be four feet. The pond was designed to dry in dryer weather.

William Stevenson, 11911 Blackfoot Street, expressed concern with the construction timeframe along with the noise level that would be generated from the new building. City Planner Harlicker commented the level of the noise generated from the building would have to comply with the City's noise ordinance. Mr. Moga anticipated the hospital would break ground in September or October of 2012 with the building completed in November of 2013. He noted that all heating and cooling equipment would be located on the roof of the building. City Engineer Vierzba indicated Blackfoot Street would be reconstructed in 2013 after all of the heavy equipment was done on the site.

Chairman Naeve closed the public hearing at 7:39 p.m.

Planner Harlicker indicated the applicant would be installing sidewalk along Coon Rapids Boulevard and Blackfoot Street.

Commissioner Geisler commented the proposed sidewalk was five feet in width.

Chairman Naeve requested further information regarding the flexibility issues being sought for this site plan. City Planner Harlicker discussed the floor to area ratio in addition to the parking requirements for the site. He noted this site had a .25 floor to area ratio instead of the required .6. He explained the parking requirements could be met with an additional 20 parking spaces, however additional green space would be lost.

Commissioner Geisler stated the applicant was proposing a beautiful building. She commented the typical floor to area ratio requirements may not suit the size of this site. In addition, she was not concerned with the site being only 20 spaces short in order to the parking requirements. For this reason, she supported the flexibility recommended within

the site plan. She was pleased with the alignment of the building on the site and the views that would be offered for traffic along Coon Rapids Boulevard.

Commissioner Schwartz was also in favor of the building design. He indicated this would be a nice addition to the Coon Rapids Boulevard corridor. He had no concerns with the floor to area ratio or the parking requirements. He questioned if the three proposed monument signs were necessary. Mr. Moga stated a monument sign would face Coon Rapids Boulevard and Blackfoot Street. Another sign would be located near the building for the clinic tenants while another would assist with directing traffic.

Commissioner Schwartz was in favor of having the tenant signage within the building. Mr. Moga stated the campus may need assistance with defining the tenants within the clinic building. Community Development Director Nevinski stated the City would work with the applicant to assure that the City's sign code was followed.

Commissioner Stevens asked where the trash receptacles would be located outside the building. Mr. Moga reviewed proposed location would be at the drop-off entry.

Commissioner Schwartz inquired if a bike rack would be located at the entrance. Mr. Moga commented this had not been discussed but could be added.

Chairman Naeve questioned the spacing of the overstory trees along the boulevard. Mr. Moga noted the trees were spaced according to the City's landscaping code.

Chairman Naeve suggested additional evergreens be planted on the site to provide year round coverage on the west side of the building. She was pleased with the berms and landscaping around the parking lot. She requested the Commission state in the motion for approval the items being granted flexibility for this site plan.

**MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 12-13, APPROVAL OF THE MERCY HOSPITAL SITE PLAN FOR AN OFFICE BUILDING WITH THE FOLLOWING CONDITIONS:**

1. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.
2. A SITTING AREA THAT INCLUDES BENCHES AND TRASH RECEPTACLES BE PROVIDED AT THE ENTRANCE.
3. THE CITY IS OFFERING FLEXIBILITY TO THE PARKING REQUIREMENTS, THE FLOOR TO AREA RATIO, AND ALLOWING THE MAIN ENTRY TO THE BUILDING ON BLACKFOOT STREET.
4. A BIKE RACK SHALL BE ADDED AT THE ENTRANCE OF THE BUILDING.

5. EXTRA EVERGREEN SCREENING ON THE WEST SIDE OF THE BUILDING WILL BE REQUIRED IF THE VAULTS ARE NOT CONSTRUCTED.

THE MOTION PASSED (STEPHENSON ABSTAINED).

This is a recommendation to the City Council that will be considered at the August 8, 2012 City Council meeting.